

MEMORANDUM

April 23, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1837
Lionel Goldman, Trustee
1157-1177 Blue Hill Avenue &
700-704 Morton Street, Mattapan

Petitioner seeks a Forbidden Use Permit for a change of occupancy from theatre, stores, offices, pool room and club to stores, offices, storage and light manufacturing of clothing in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 8-7 Manufacturing of clothing with accessory storage is
Forbidden in a B-1 district.

The property, located on Blue Hill Avenue at the intersection of Morton Street, contains a two story commercial complex. The petitioner proposes to convert the theatre building to the manufacturing and storage of clothing. The proposal is a reasonable use in this General Business area and would have no adverse effect on the adjacent commercial properties. Recommend approval.

VOTED: That in connection with Petition No. Z-1837, brought by Lionel Goldman, Trustee, 1157-1177 Blue Hill Avenue and 700-704 Morton St., Mattapan, for a Forbidden Use Permit for a change of occupancy from theatre, stores, offices, pool room and club to stores, offices, storage and light manufacturing of clothing in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposal is a reasonable use in this General Business area and would have no adverse effect on the adjacent commercial properties.

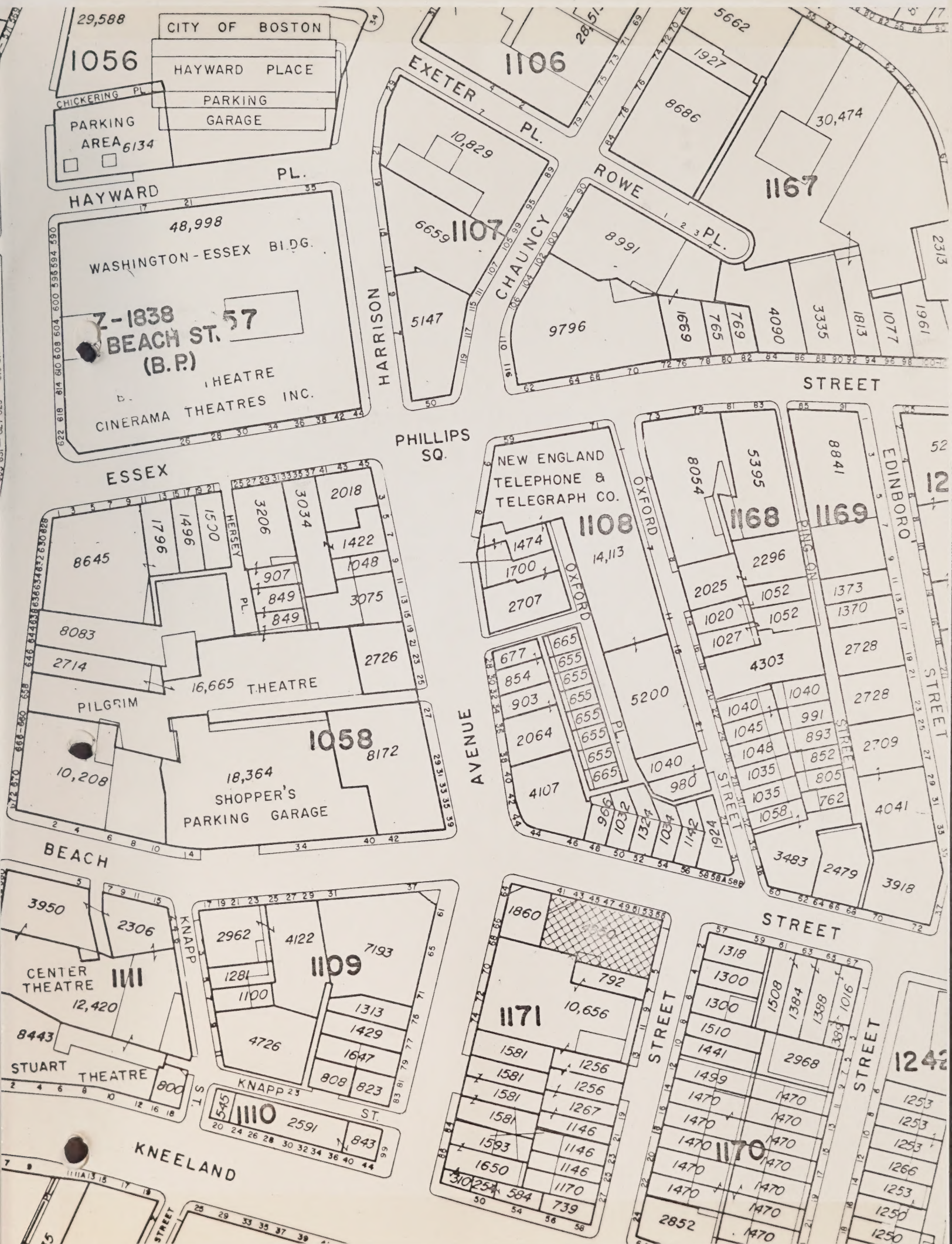


Re: Petition No. Z-1838
Sang Foy Realty Trust
41-55 Beach Street, Boston

Petitioner seeks a Forbidden Use Permit for a change of occupancy from manufacturing of clothing to stores, barber shop, tavern, exporting and 40 apartments in a Light Manufacturing (M-8) district. The proposal would violate the code as follows:

Sect. 8-7 A multi-family dwelling is Forbidden in an M-8 district. The property, located on Beach Street between Harrison Avenue and Tyler Street, contains a six story brick structure. The petitioner proposes an apartment plan of five two-bedroom apartments, twenty one-bedroom apartments and fifteen studio apartments. The proposal is desirable and would help to relieve the existing apartment unit shortage in the neighborhood. The site is proximate to sources of employment, shopping and social activities. Recommend approval.

VOTED: That in connection with Petition No. Z-1838, brought by Sang Foy Realty Trust, 41-55 Beach Street, Boston, for a Forbidden Use Permit for a change of occupancy from manufacturing of clothing to stores, barber shop, tavern, exporting and 40 apartments in a Light Manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. The proposal is desirable and would help to relieve the existing apartment unit shortage in the area. The site is proximate to sources of employment, shopping and social activities.



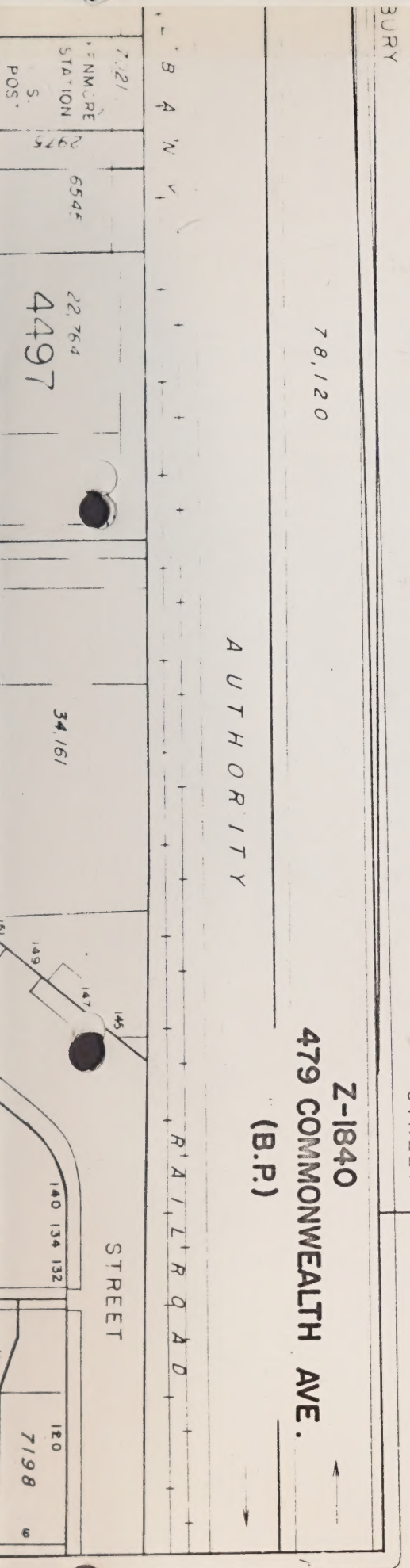
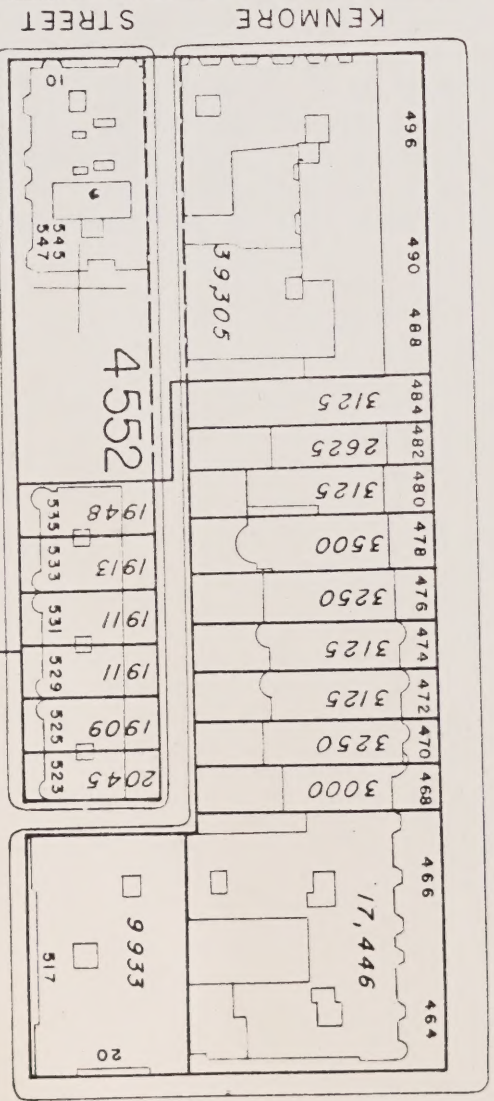
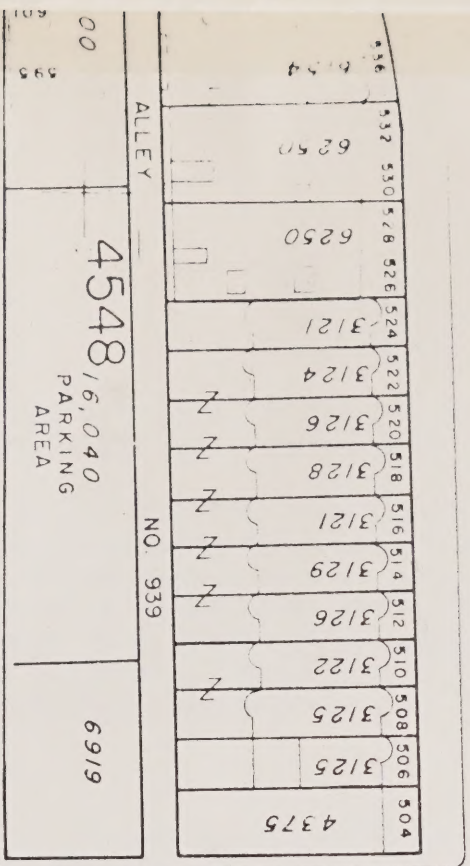
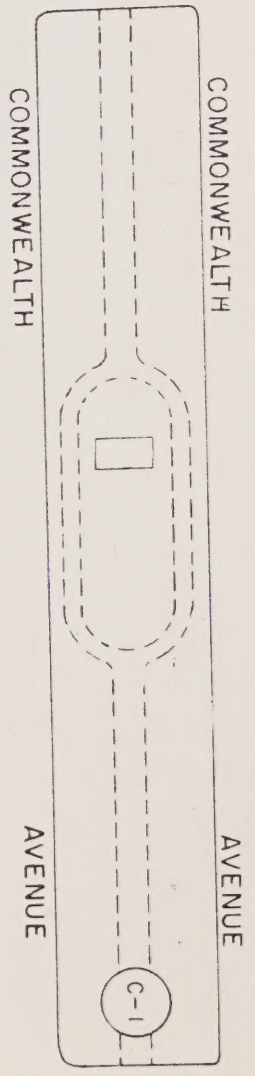
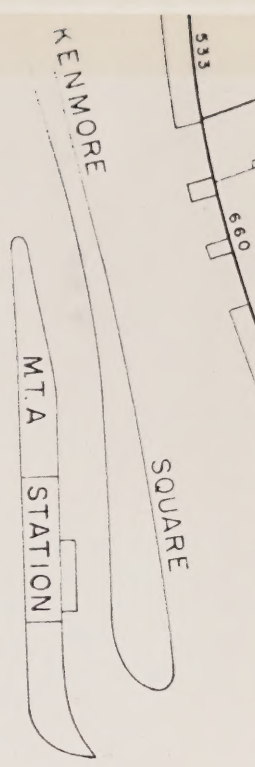
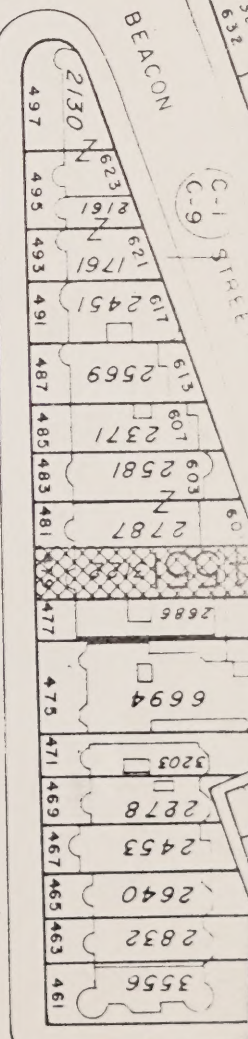
Re: Petition No. Z-1840
Gregory Fossella, Trustee
479 Commonwealth Avenue, Boston

Petitioner seeks a Conditional Use Permit for a change of occupancy from a one family dwelling and offices to professional offices in an Apartment (H-4) district. The proposal would violate the code as follows:

Sect. 8-7 A professional office building is Conditional in an H-4 district.

The property, located on Commonwealth Avenue between Charlesgate West and Kenmore Square, contains a four story brick structure. The proposed professional office use would be undesirable and would represent another commercial encroachment on primarily residential neighborhood. The proposal would generate additional traffic in this area which lacks off-street parking facilities. Recommend denial.

VOTED: That in connection with Petition No. Z-1840, brought by Gregory Fossella, Trustee, 479 Commonwealth Avenue, Boston, for a change of occupancy from a one family dwelling and offices to professional offices in an Apartment (H-4) district, the Boston Redevelopment Authority recommends denial. The proposal would be undesirable, would represent further commercial encroachment on a primarily residential neighborhood and would generate additional traffic in an area which lacks off-street parking facilities.



Re: Petition No. Z-1841
Matthew J. Strazzula
800 Wm. T. Morrissey Blvd., Dorchester

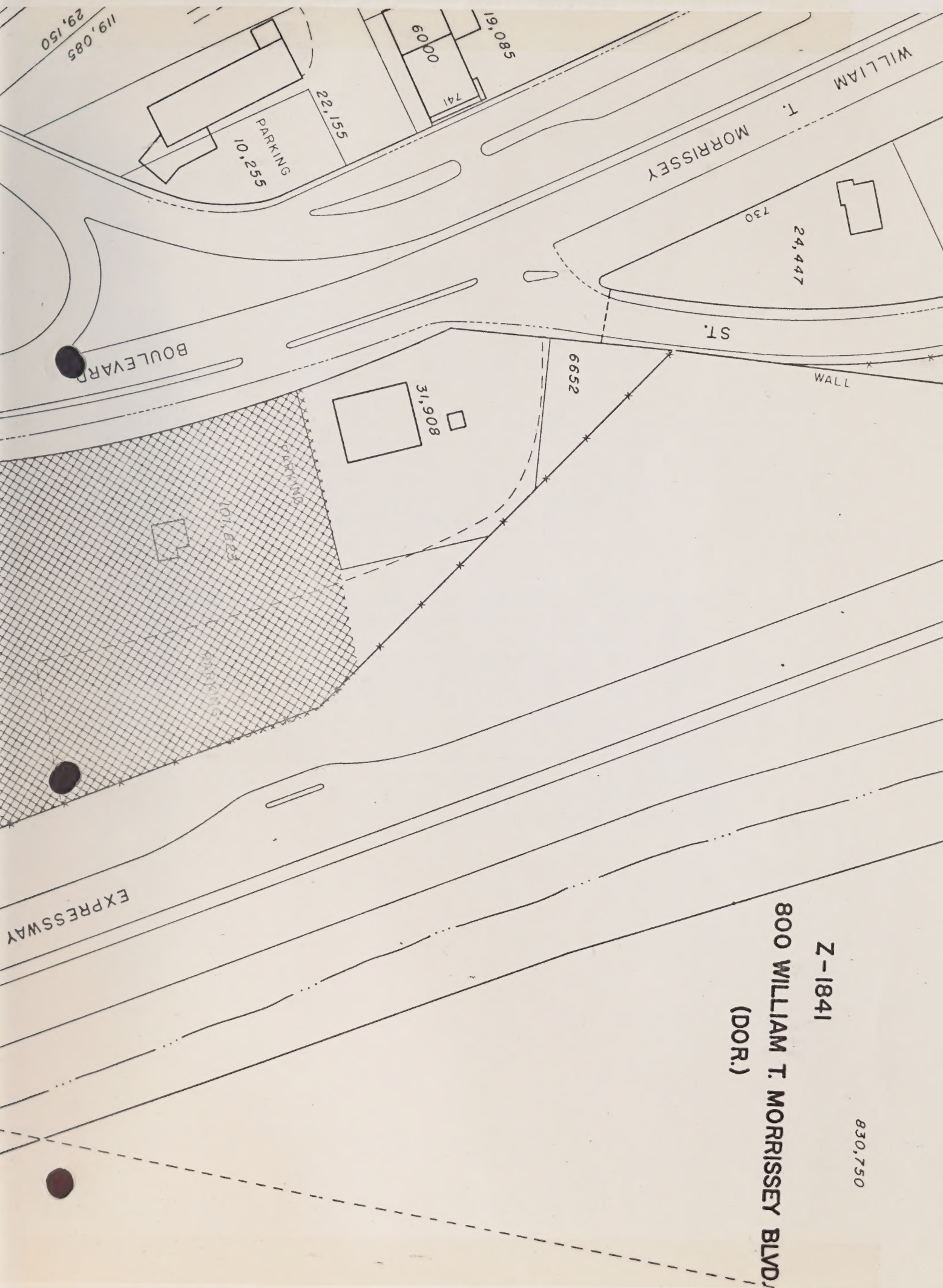
Petitioner seeks a Forbidden Use Permit to erect a two story-120 unit motel motor lodge in an Industrial (I-2) district. The proposal would violate the code as follows:

Sect. 8-7 A Motel is Forbidden in an I-2 district.

The property, located on Morrissey Boulevard near Freeport Street and the Southeast Expressway, contains 92,058 square feet of land. The petitioner proposes to erect a two story 120 unit motor lodge motel on the site of a former retail automobile franchise. The lodge would enclose a swimming pool. There is no objection to the use which would be consistent with and would enhance the general character of this commercial area. Recommend approval.

VOTED: That in connection with Petition No. Z-1841, brought by Matthew Strazzula, 800 Wm. T. Morrissey Boulevard, Dorchester, for a Forbidden Use Permit to erect a two story 120-unit motel motor lodge in an Industrial (I-2) district, the Boston Redevelopment Authority recommends approval. The proposed motor lodge would be consistent with and would enhance the general character of this commercial area.

Z-1841
800 WILLIAM T. MORRISSEY BLVD,
(DOR.)



Re: Petition No. Z-1842
Baker's Dozen, Inc.
155 Porter Street, East Boston

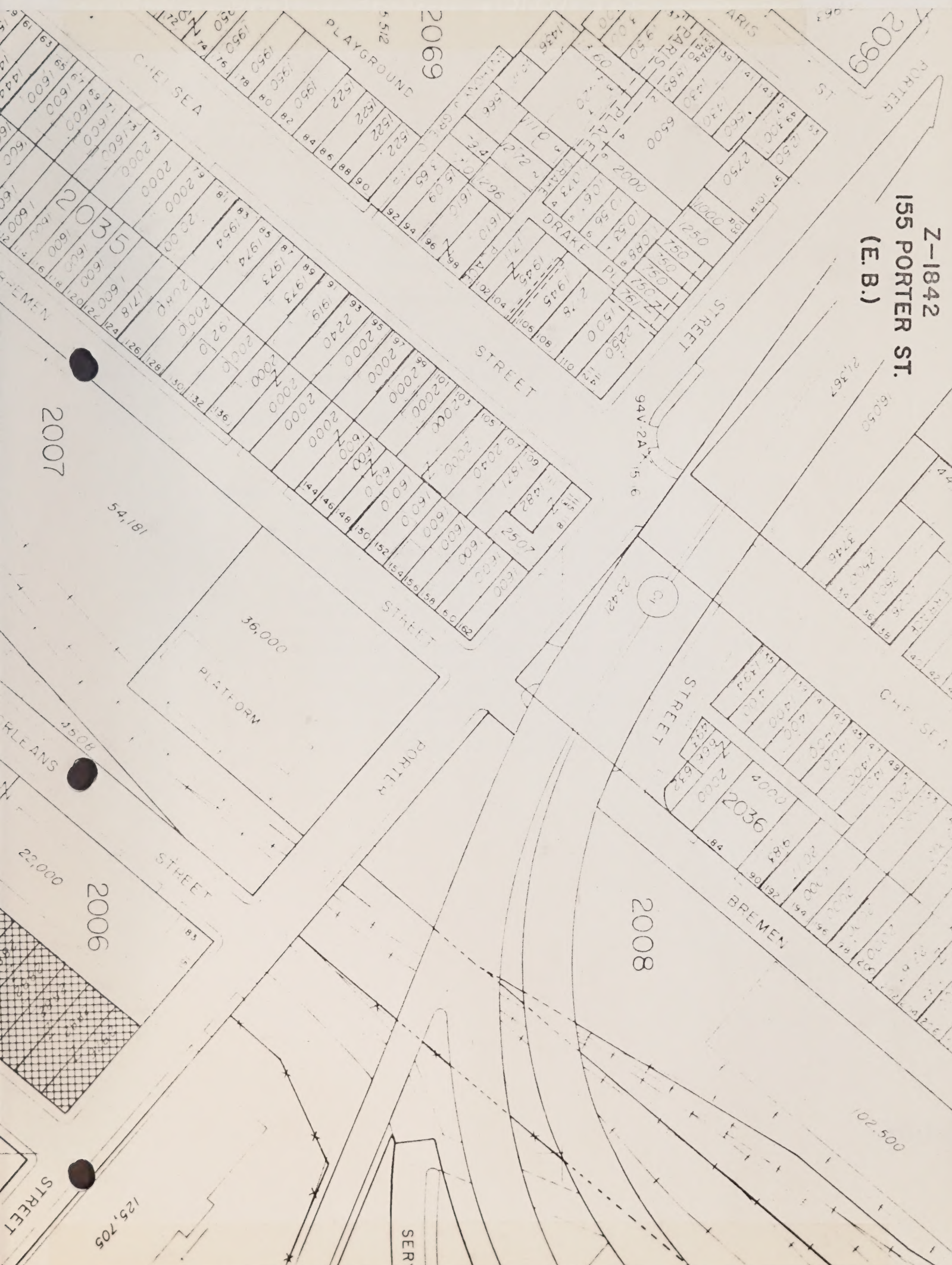
Petitioner seeks two Forbidden Use Permits and five variances to erect a one story auto rental agency and car wash garage structure in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	An auto rental agency is Forbidden in an H-1 district.		
Sect. 8-7	A carwash is Forbidden in an H-1 district.		
Sect. 10-1	Parking is not allowed in front yard		
Sect. 18-1	Front yard is insufficient (Porter St.)	25 ft.	5 ft.
Sect. 18-3	Corner traffic visibility is insufficient		
Sect. 18-4	Front yard is insufficient (Frankfort St.)	25 ft.	3 ft.
Sect. 23-4	Off-street parking is insufficient	18 spaces	8 spaces

The property, located on Porter Street at the intersection of Frankfort Street, contains 14,404 square feet of vacant land. The petitioner proposes to erect a one story office, reception and waiting room structure in connection with a proposed automobile rental agency for approximately 40 vehicles. The proposal is inappropriate and would have a deleterious effect on the adjacent residential properties on Frankfort Street. Recommend denial.

VOTED: That in connection with Petition No. Z-1842, brought by Baker's Dozen, Inc., 155 Porter Street, East Boston, for two Forbidden Use Permits and variances of insufficient front yard, corner traffic visibility, off-street parking and parking not allowed in front yard to erect a one story auto rental agency and car wash garage structure in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposal is inappropriate and would have a deleterious effect on the adjacent residential properties on Frankfort Street.

Z-1842
155 PORTER ST.
(E. B.)



Re: Petition No. Z-1843
Harold & Paul Garber
995 Blue Hill Avenue, Dorchester

Petitioner seeks a change in a non-conforming use for a change of occupancy from furniture sales, office and storage to wholesale and retail sale of food in a Residential (R-.8) and Local Business (L-1) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Blue Hill Avenue at the intersection of Donald Road, contains a two story brick structure. A wholesale food business is incompatible with the residential-commercial environment of the neighborhood. The increase in traffic generated by the proposal would seriously aggravate the existing congested conditions on Blue Hill Avenue. Recommend denial.

VOTED: That in connection with Petition No. Z-1843, brought by Harold and Paul Garber, 995 Blue Hill Avenue, Dorchester, for a change in a non-conforming use for a change of occupancy from furniture sales, office and storage to wholesale and retail sale of food in a Residential (R-.8) and Local Business (L-1) districts, the Boston Redevelopment Authority recommends denial. The proposal is incompatible with the residential-commercial environment of the neighborhood. The increase in traffic generated by the proposed use would seriously aggravate the existing congested conditions on Blue Hill Avenue.

[illegible]

